

Rent : £775.00 PCM

Helsington Lodge, Helsington, Kendal, Cumbria, LA9 5RJ



Description:

Helsington Lodge is a two bedroom property adjacent to the Helsington Laithes Manor on the edge of Kendal, offering a county setting within easy reach of the town, and ideally placed for access to major road links. The characterful property offers lounge, kitchen, dining room, shower room and w.c. on the ground floor with two bedrooms, one double and one single on the first floor. SLDC band D . EPC rated E . Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. SLDC band D. EPC rated E. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £178.00, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £890, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs 11-20		Not environmentally friendly - higher CO ₂ emissions 11-20	
52		45	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Scotland & Wales		England, Scotland & Wales	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Directions:

Leave Kendal on A6, Milnthorpe Road, pass the Stonecross Manor Hotel on the right and Helsington Lathes Manor is on the right a further 200 metres (opposite Hadwins showroom)